175.0	0005	0016.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 729,900 / 729,900
					USE VALUE: 729,900 / 729,900
					ASSESSED: 729,900 / 729,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		RUBLEE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLSEN JASON DOUGLAS /SARAH	
Owner 2:		
Owner 3:		
Street 1:	49 RUBLEE STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	ARMSTRONG FAYE -
Owner 2:	-
Street 1:	49 RUBLEE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,820 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1963, having primarily Vinyl Exterior and 1572 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6820.000	292,200	500	437,200	729,900
Total Card	0.157	292,200	500	437,200	729,900
Total Parcel	0.157	292,200	500	437,200	729,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.31 | /Parcel: 464.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0005-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	253,100	500	6,820.	437,200	690,800	690,800	Year End Roll	12/18/2019
2019	101	FV	209,200	600	6,820.	431,000	640,800	640,800	Year End Roll	1/3/2019
2018	101	FV	209,200	600	6,820.	331,000	540,800	540,800	Year End Roll	12/20/2017
2017	101	FV	209,200	600	6,820.	312,300	522,100	522,100	Year End Roll	1/3/2017
2016	101	FV	209,200	600	6,820.	287,300	497,100	497,100	Year End	1/4/2016
2015	101	FV	199,100	600	6,820.	268,600	468,300	468,300	Year End Roll	12/11/2014
2014	101	FV	199,100	600	6,820.	247,300	447,000	447,000	Year End Roll	12/16/2013
2013	101	FV	199,100	600	6,820.	247,300	447,000	447,000		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13681

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARMSTRONG FAYE	49320-430		4/20/2007		465,000	No	No		
BENNETT JOHN/ET	24587-408		6/2/1994		205,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2019	939	Renovate	70,000	O				
10/7/2011	1259	Re-Roof	6,900					
8/16/1994	426	Wood Dec	3,500					14X20 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2020	Permit Visit	DGM	D Mann
6/29/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	MLS	MM	Mary M
10/23/2008	Meas/Inspect	345	PATRIOT
7/22/2007	MLS	HC	Helen Chinal
12/21/1999	Mailer Sent		
12/14/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6820		Sq. Ft.	Site		0	70.	0.92	6									437,222						437,200	

Total AC/HA: 0.15657 | Total SF/SM: 6820 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 437,222 | Spl Credit | Total: 437,200

PRINT

Date	Time
12/11/20	03:36:17

LAST REV

Date	Time
10/06/20	11:28:19

danam

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 117590
GIS Ref:
GIS Ref:
Insp Date: 06/29/18

!13681!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	117590
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:			
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.31793892
Const Adj.:	1.00589120
Adj $ / SQ:	139.199
Other Features:	103352
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358944
Depreciation:	66764
Depreciated Total:	292181

COMMENTS

OF=LAUNDRY SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 2		HB		

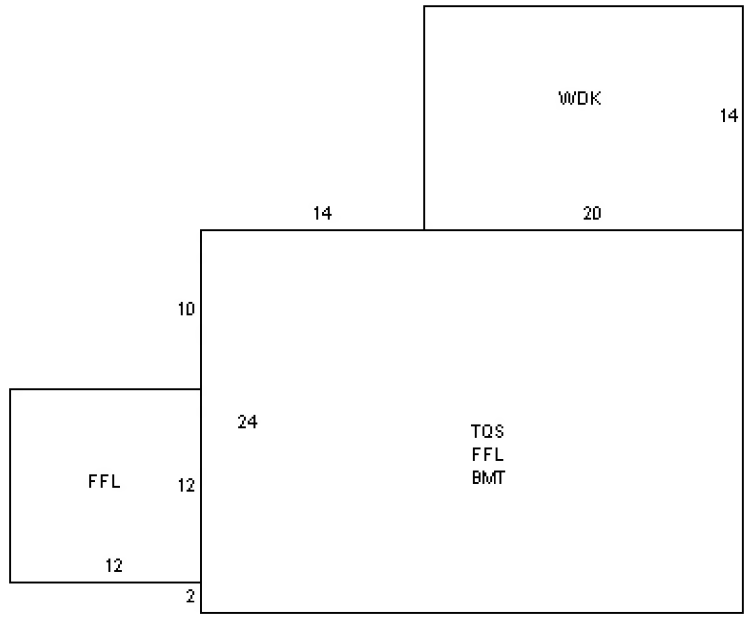
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.20
Special Features:	0	Val/Su Net:	109.52
Final Total:	292200	Val/Su SzAd	185.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	960	139.200	133,631
BMT	Basement	816	41.760	34,076
TQS	3/4 Story	612	139.200	85,190
WDK	Deck	280	9.630	2,696

Net Sketched Area:	2,668			Total:	255,593
Size Ad	1572	Gross Are	2872	FinArea	1572

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

175.0-0005-0016.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X20	A	FR	1970	3.59	T	49	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500